



Flathead County  
Planning & Zoning  
1035 1<sup>st</sup> Ave W. Kalispell, MT 59901  
Telephone: (406) 751-8200  
Fax: (406) 751-8210

**CONDITIONAL USE PERMIT APPLICATION**

Submit this application, all required information, and appropriate fee (see current fee schedule)  
to the Planning & Zoning office at the address listed above.

PROPOSED USE (as described in the Flathead County Zoning Regulations):

Camp & Retreat Center - ref. attached  
ref. FCZR Section 3.09.030 (4)

OWNER(S) OF RECORD: Jay & Oren

Name: Jay Wolfe Phone: 250-5595

Mailing Address: 292 Williams Lane

City, State, Zip Code: Big Fork, mt. 59911

Email: \_\_\_\_\_

see  
reverse  
side

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS  
TO BE SENT:

Name: Susan Thompson Phone: 406-885-6441

Mailing Address: 95 W Reserve

City, State, Zip Code: Kalispell, mt 59901

Email: littlebittyranche@montanasky.com

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address: 95 W Reserve S 28 T 29 R 21

Subdivision Name: Scenic Tracts Tract No(s). \_\_\_\_\_ Lot No(s). 9 Block No. 2

See  
back.

1. Zoning District and Zoning Classification in which use is proposed:

RI

2. Attach a plan that includes drawings & texts of the affected lot and how the following items correspond to it:

A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space
- (2) adequate access
- (3) absence of environmental constraints

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**B. Appropriateness of Design.**

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme
- (2) traffic circulation
- (3) open space
- (4) fencing, screening
- (5) landscaping
- (6) signage
- (7) lighting

**C. Availability of Public Services and Facilities**

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

- (1) sewer
- (2) water
- (3) storm water drainage
- (4) fire protection
- (5) police protection
- (6) streets

**D. Immediate Neighborhood Impact**

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation
- (2) noise or vibration
- (3) dust, glare or heat
- (4) smoke, fumes, gas, or odors
- (5) inappropriate hours of operation

3. The following proposed uses shall meet additional requirements as outlined in the Flathead County Zoning Regulations and require consultation with a staff planner PRIOR to application submittal:

- 4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics
- 4.02 Bed and Breakfast Establishments/Boarding Houses
- 4.03 Camp or Retreat Center *Pre-App on 12/9/09*
- 4.04 Caretaker's Facility in AG, SAG, and R-1 Districts
- 4.05 Cluster Housing Development in Residential Districts
- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses

Consultation with Planner:

Date 12.23.09

Planner's Signature



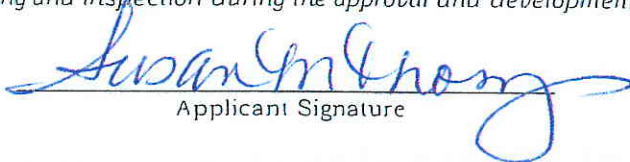
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**INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:**

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A **Certified** Adjoining Property Owners List must be submitted with the application (*see forms below*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

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*I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.*

  
Applicant Signature

12/23/09  
Date

*See attached for additional signatures*

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A. Site Suitability.

The site is suitable for the use. This includes:

1) adequate usable space:

The required number of acres to house the livestock intended.

3 acres may house 3 animal units. The following animal units will be used:

1 goat / 1 sheep - .40

1 turkey / 2 chickens -.12

3 miniature horses - 1.20

1 miniature donkey - .20

3 horses - 1.5

Total number of animal units - 3.42

(Little Bitty Ranch will not house over 3 animal units at one time. Animals will be pastured elsewhere and brought to Little Bitty Ranch)

2) adequate access

The Little Bitty Ranch is located off West Reserve Drive which has a current turn lane to the entrance and an up to date approach permit.

3) absence of environmental constraints

Complies

B. Appropriateness of Design

1) parking scheme

the existing parking area will accommodate 15 cars

School bus parking is leased across the street (see lease agreement attached)

2) traffic circulation

Current driveway is circular for easy entrance / exit and Reserve Drive has current turn lane.

3) Open space

Aprox.  $\frac{1}{2}$  acre used for picnic area and arena.

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Appropriateness of Design. Cont.

4) fencing and screening

Current pipe fencing will be used for animal's pens.

Property line fencing will be installed as split rail. / field fence. <sup>or</sup>

5) landscaping - see landscaping bid and drawing attached.

6) Signage - interpretive signs will adorn each animal pen.

Entrance sign and Exit sign along with welcome sign will be Illuminated and sized to code.

7) lighting - existing security light in barn area and barn lights.

See landscape bid for entrance lighting. Seasonal hours will be Daylight.

C. Availability of Public Services and Facilities

1) Sewer - Evergreen water and sewer

2) Water - House run by Evergreen Water - Barn has well

3) Storm water drainage existing

4) Fire protection - Evergreen Fire

5) Police protection - County

6) Streets - located on State secondary MDOT

D. Immediate Neighborhood impact

1) excessive traffic generation - traffic will use turn lane on State Secondary highway.

2) Noise or vibration - none except the laughter of children

3) Dust, glare or heat - no additional

4) Smoke, fumes, gas ,or odors - manure removed bi monthly.

5) Inappropriate hours of operation - Tues through Sat  
9 AM to 8 PM.

Please note in attached business plan that The Little Bitty Ranch is non-profit and will be accepting donations only for entrance fees.

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